

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – JANUARY 19, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, January 19, 2005, at the Township Municipal Building by Larry Smith.

Present: Dick Rodenbach, Dave Johnson, Jim Connor, Larry Smith, Chris Eckert, Atty. Tim McManus, Engineer Chris McDermott and Planning Director Dave Albright.

Absent: Dave Gordon and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Chris Eckert.

**Minutes.** On motion made by Chris Eckert, seconded by Jim Connor it was voted to approve the minutes of the December 15 meeting, as distributed. (5-0)

**Submittals:**

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. Engineer Chris McDermott said there was enough information to accept this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 12/14/04) (Received 12/30/04) (SEO: test results under review, no planning module submitted.)

Paradise Estates (Preliminary Plan) Niclaus Engineering. Engineer Chris McDermott said there was enough information to accept this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (5-0) (Plan date 01/04/05) (Received 01/04/05) (SEO: testing under review in relation to new plan, no module submitted.)

**Plan Review:**

Kal Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan and asked for it to be tabled. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (Plan date 8/2003) (Received 11/10/03) (Tabled 12/17/03-12/15/04, 1/19/05) (**Open ended waiver signed 1/21/04**) (SEO: testing complete planning module ready for approval.)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. A request was made to table this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-12/15/04, 1/19/05) (**Open-ended waiver signed 10/1/04**) (SEO: no testing required)

Effort Mini Storage (Preliminary & Final Land Development) Niclaus Engineering. There are two existing buildings on the property and they are proposing adding two additional buildings with a lot joiner. A brief discussion ensued on the outside storage of vehicles in the front yard area. It was the consensus of the Commission they must be located to the rear of the property. On

motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Revised plan submitted) (Plan date 10/05/04) (Received 10/05/04) (Accepted 10/20/04) (Tabled 12/15/04, 1/19/05) (**Open-ended waiver signed 12/15/04**) (SEO: existing system including tanks and lift stations should be shown on the plan.)

Western Pocono Community Library. (Minor Subdivision) Niclaus Engineering. Engineer Chris McDermott's comments were reviewed. The Commission recommended a Highway Occupancy Permit be obtained from Penn Dot. Open space still needs to be addressed. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to approve this plan conditionally subject to the following being completed and approved by the Engineer (5-0):

1. A Highway Occupancy Permit is obtained before the Supervisors approval.
2. The permit/approval certification be signed and notarized.

Modification request on SALDO 1004A.3 & 1004A.5 referring to private access streets was recommended for approval by the Commission to the Board of Supervisors.

Revised plan submitted. (Plan date 9/30/04) (Received 10/05/04) (Accepted 10/20/04) (Revised 12/08/04) (Tabled 12/15/04, 1/19/05) (**Open-ended waiver signed 12/15/04**) (SEO: Planning module ready for approval. On motion made by Jim Connor, seconded by Dave Johnson it was voted to approve the planning module. (5-0)

Audett, John (Land Development Plan) Effort Associates. Mike Lalli was present on behalf of this plan. After a brief discussion, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan with Engineer Chris McDermott's conformation with compliance of his 12/14/04 review letter. (5-0) (Plan date 10/12/04) (Received 11/03/04) (Accepted 11/17/04) (Tabled 12/15/04, 1/19/05) (**90-day waiver ends 2/16/05**) (SEO: testing completed proposed flows not submitted)

Calderone, Joseph. (Minor Subdivision) Lawrence Bailey P.E. No one was present on behalf of this plan. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to deny this plan based on the Engineer's letter of 12/15/04, unless a waiver of time extension is received by the February 1 Supervisors meeting. (5-0) (Plan date 10/08/04) (Received 11/04/04) (Accepted 11/17/04) (Tabled 12/15/04) (90-day review ends 02/16/05) (SEO: testing complete, planning module incomplete)

Wentz, Jessica (Preliminary Land Development Plan) Keystone Consulting Engineers. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 11/22/04) (Received 11/24/04) (Accepted 12/15/04) **90-day review ends 3/15/05**) (SEO: testing complete, planning module required)

Greer, James. (Land Development Plan) Effort Associates, Inc. Mike Lalli was present on behalf of this plan, and asked to table this for tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 11/12/04) (Received 11/24/04) (Accepted 12/15/04) (**90-day review ends 3/15/05**) (SEO: No flow submitted)

Emerson Chase. (Preliminary Major Subdivision) Boucher & James, Inc. Doug Holmstead from Boucher & James and Chris Borger from LTS were present. They presented the Commission with an update. There are 165 lots in Chestnuthill Township and 42 in Jackson Township. There is 38 TDR's. There are still four waivers outstanding they are:

1. Trail system, talked about options.
2. Calculations for pipe and swale sizing. (Working with Engineer McDermott)
3. Minimum slope at the bottom of detention basins.
4. Emergency spillways.

On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60-day 11/19/03) (90-day 2/11/04) (60-day 5/19/04, 8/15/04) (90-day 10/16/04) (90-day 1/13/05) (60-day 3/14/05) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04-12/15/04, 1/19/05) (SEO: soils testing currently being performed by Del-Val soils) **(60-day waiver ends 3/14/05)**

#### **Sketch Plan:**

Superior Custom. (Sketch Plan) East Penn Engineers. Todd Holmes from East Penn and Joe Modica, owner were present. This plan is for retail stores/offices/bagel shop. Several concerns are loading and dumpster location along with parking requirements.

**Business from the Planning Commission.** Planning Director, David Albright reminded the Commission that tomorrow 1/20/05 at 9:00 a.m. is the workshop on stormwater design at the Conservation District. Also, we had the site walk at the Shops at Chestnuthill located behind the Ames Plaza.

**Planning Module Approval.** – Western Pocono Community Library was approved, see above.

**Plans to be Signed.** None.

**Other Business.** None.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 9:15 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary